



**City of Alexandria, Virginia**

# **OLD TOWN NORTH SMALL AREA PLAN UPDATE**

## **Open Space, Recreation and Cultural Activities and Historic Preservation**

Subcommittee Meeting #2  
Wednesday, March 9, 2016  
4:00 – 6:00 PM

# STREETSCAPE & OPEN SPACE







# STREETSCAPE IMPROVEMENTS

## Goal:

Safe, attractive, walkable streets which balance multi-modal travel

## Types of Improvements:

- Wider sidewalks
- Narrower travel lanes where feasible for improved ped/bike environment and to limit cut-through traffic
- 'Place-making' improvements, e.g. an enhanced streetscape at key locations and adjacent to retail
- Undergrounding of overhead and surface utilities
- Enhancement and expansion of the street tree canopy
- Additional landscape and streetscape improvements at select locations i.e. paving materials, benches, planting



# STREETSCAPE IMPROVEMENTS



# STREETSCAPE - 'GREEN STREETS'

- ROYAL ST
- SECOND ST
- WYTHE ST
- PART OF WASHINGTON ST



# STREETSCAPE - RETAIL STREETS

- MONTGOMERY ST
- ST ASAPH ST





# STREETSCAPE – STREET TREES

- CITY GOAL (TOTAL CANOPY) = 40%
- OTN CURRENTLY = 18%
- ADDING THE 'MISSING' STREET TREES = 23%



# STREETSCAPE – SIDEWALKS

- IMPROVING PEDESTRIAN AND BIKE ENVIRONMENTS
- LINKING GREEN SPACES AND ACTIVITY CENTERS

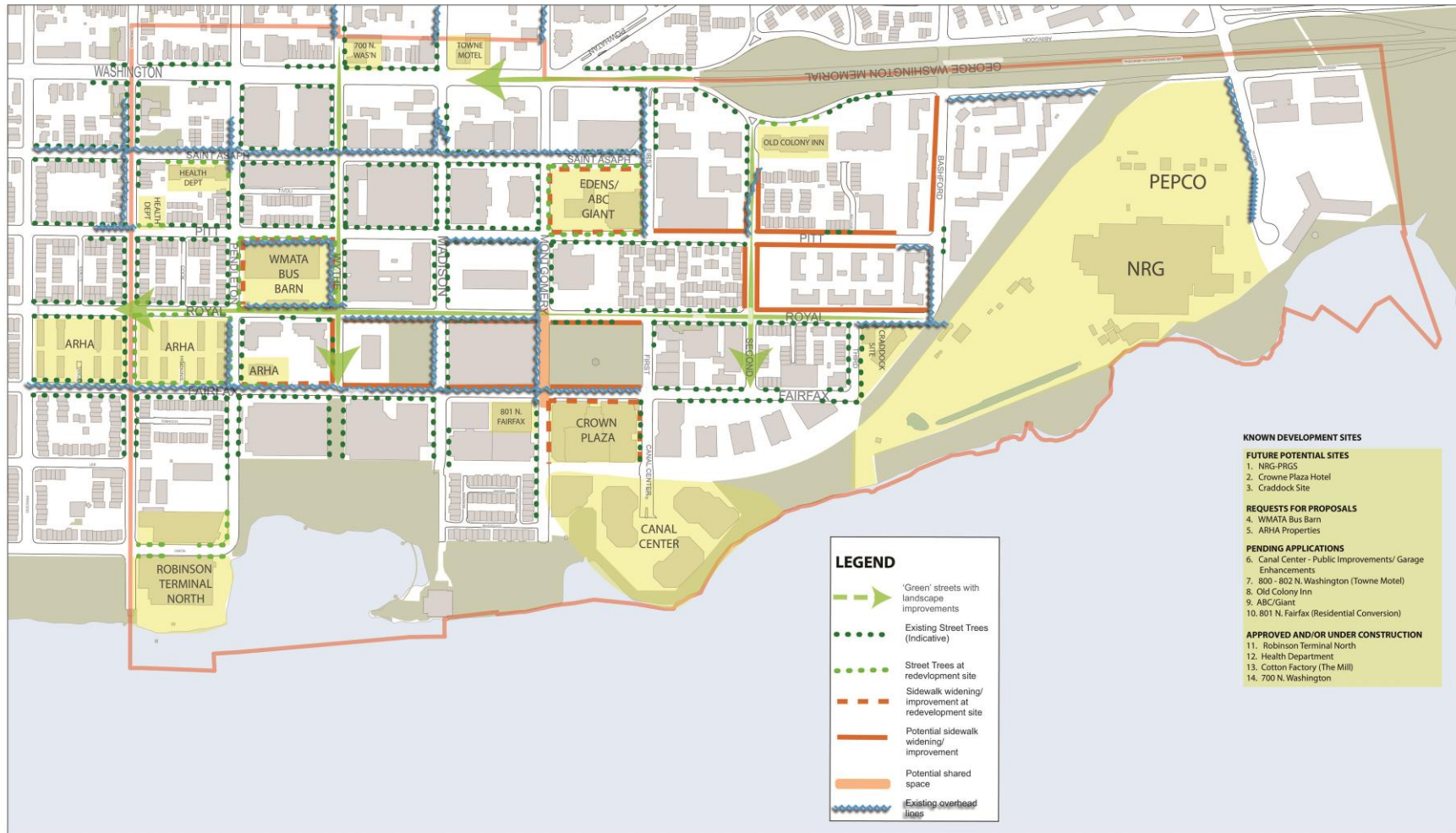


# STREETSCAPE – OVERHEAD UTILITIES

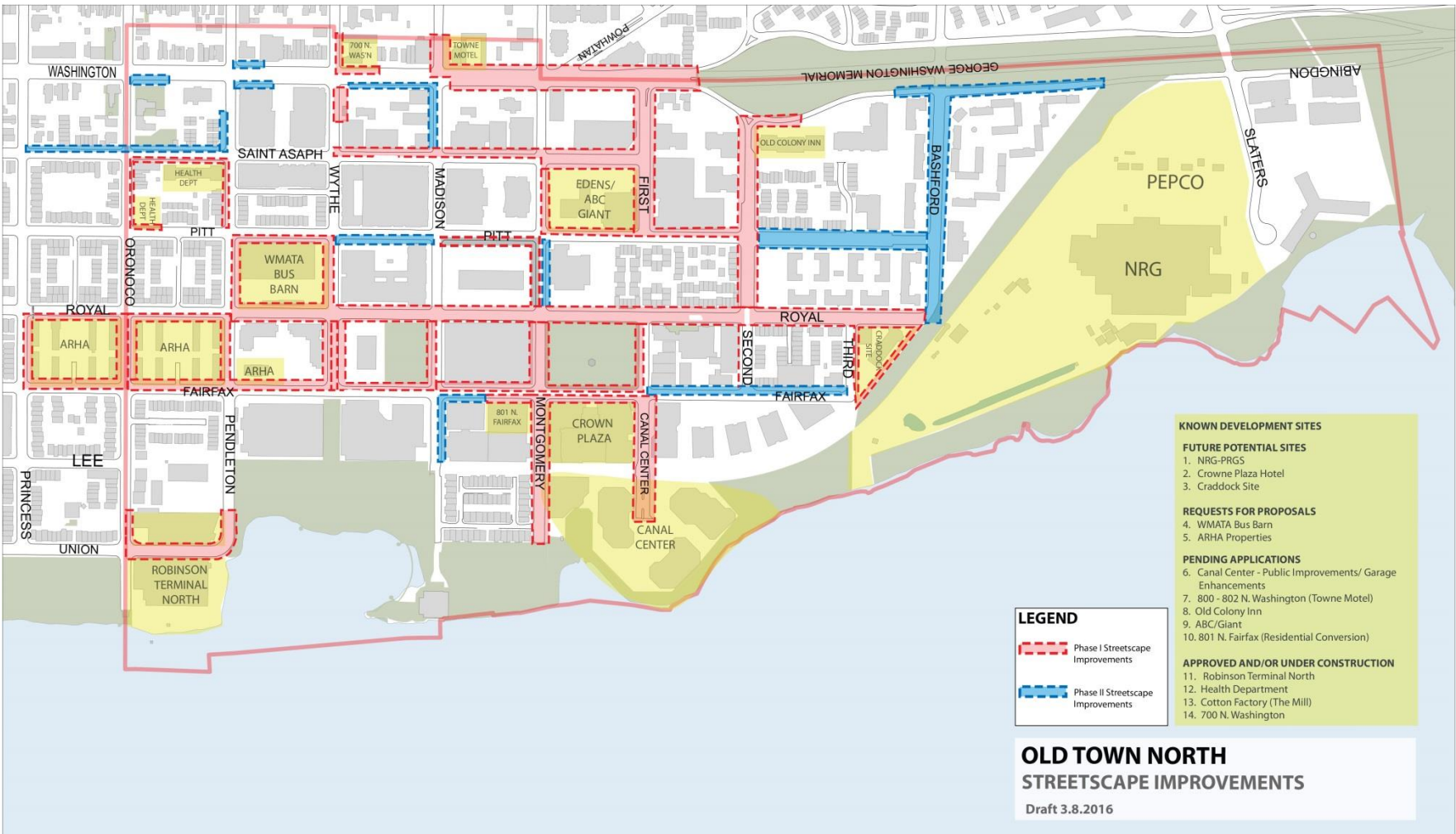




# STREETSCAPE – ALL CONDITIONS



# STREETSCAPE – PHASES 1 AND 2

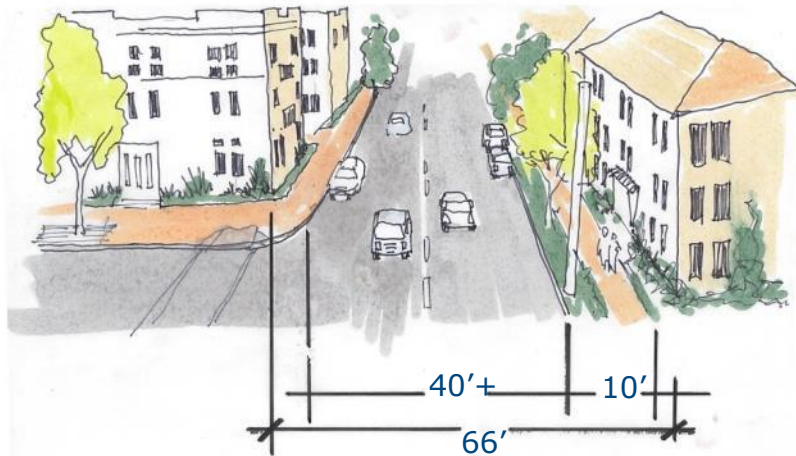




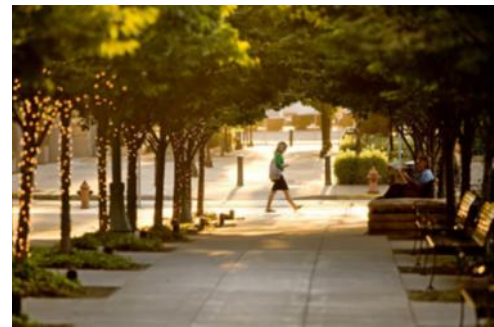
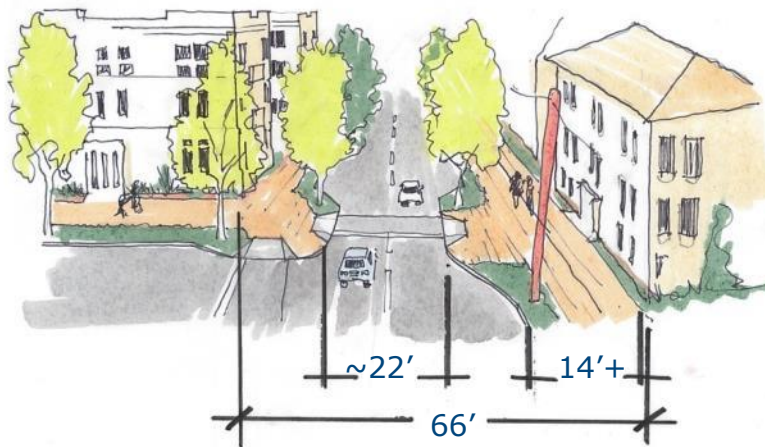




# TOOLS



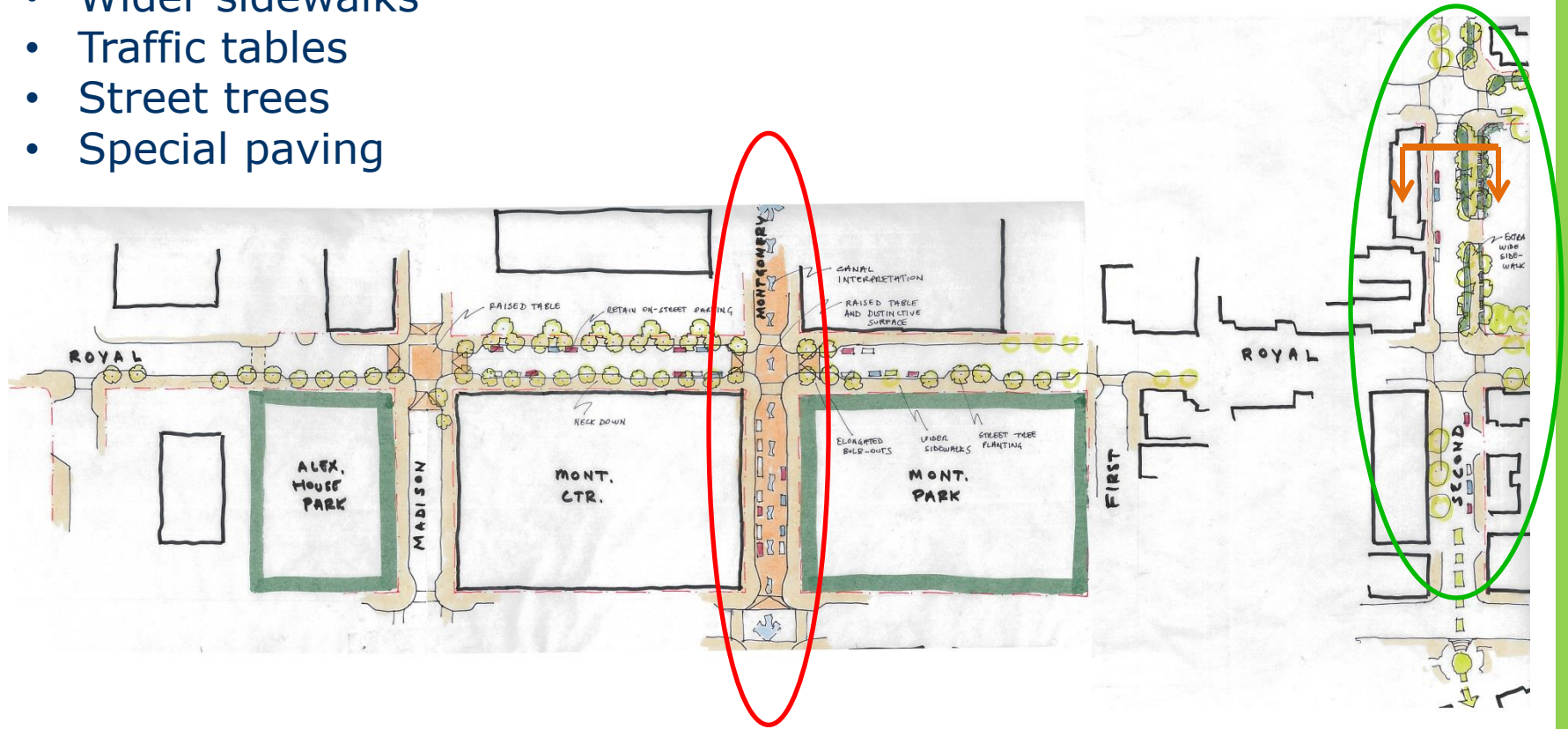
## Street Enhancements

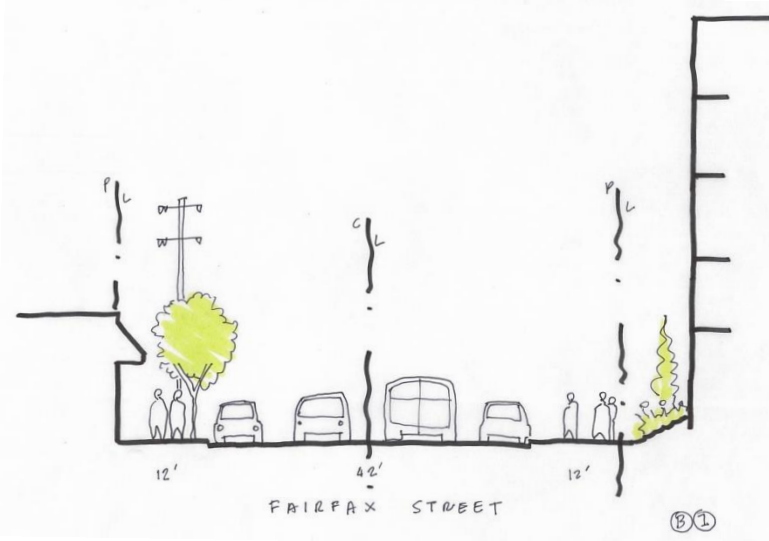


# TOOLS – GREEN STREETS / RETAIL

Improvements on the street corridors:

- Bulb outs
- Wider sidewalks
- Traffic tables
- Street trees
- Special paving

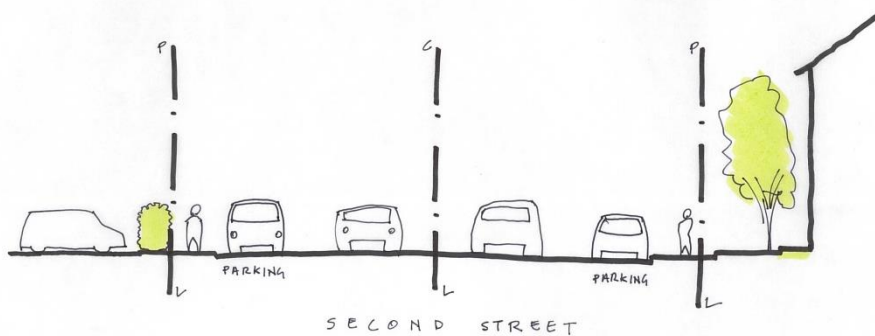




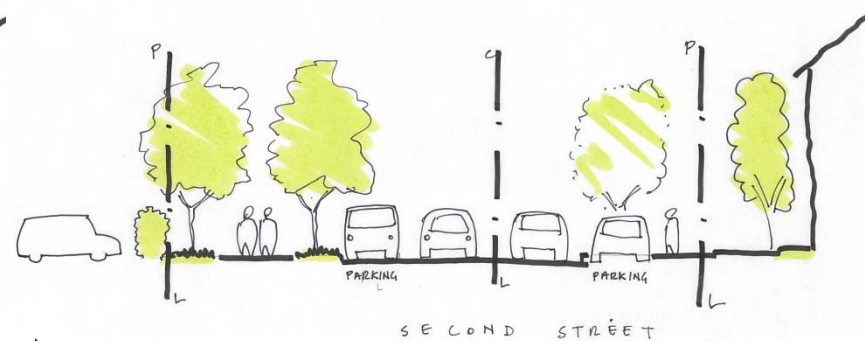
Existing



Potential



Existing



Potential





Existing



Potential



# STREETSCAPE IMPROVEMENTS - DISCUSSION

Q1: Are the goals and types of improvement correct?

Q2: Should we direct developer contributions towards streetscape improvements?

Q3: Are the phases correct?

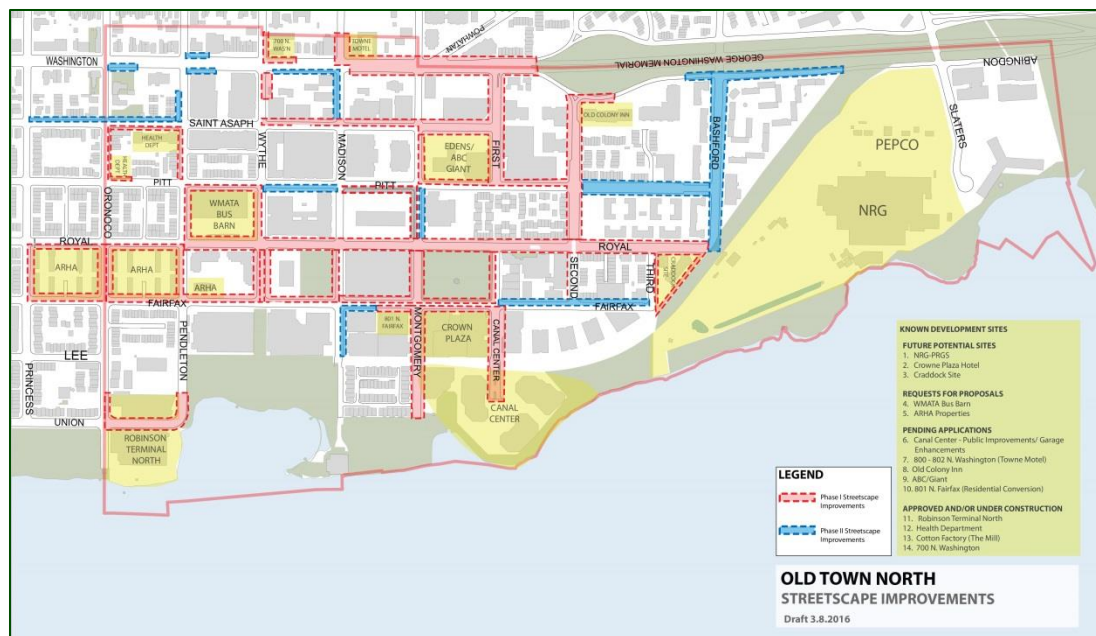
## Phase 1

### Redevelopment sites:

- Require developer to provide improvements at their sites
  - Utility undergrounding
  - Wider sidewalks
  - Bulb outs
  - Street tree planting
  - Where necessary, improvements to transition to adjacent block

### Key focus areas

- Prioritize
  - retail focus areas
  - 'green streets'
  - Adjacent to parks





# TRAILS



# Rail / Trail Corridor

## Goal:

Safe, attractive trail for pedestrians and bicyclists with enhancements and the potential for a transport connection

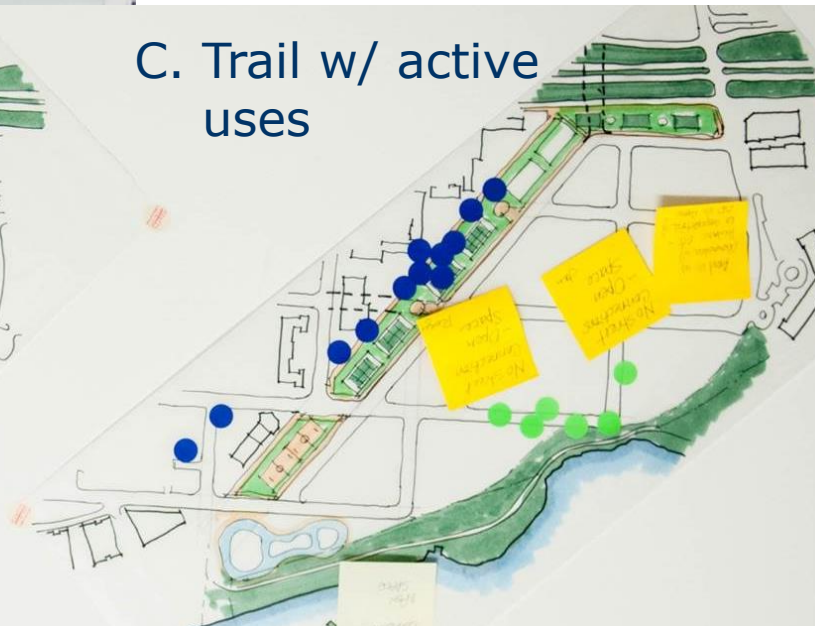
## Types of Improvements:

- Additional trail at grade through the 'rail only' portion
- Screening of adjacent 'back of house' uses e.g. dumpsters and parking lots
- Landscape improvements to enhance the aesthetic and ecological aspects
- Consideration of future NRG uses with potential visual and physical connections
- Preserve existing elements – e.g. rail lines and incorporate into design

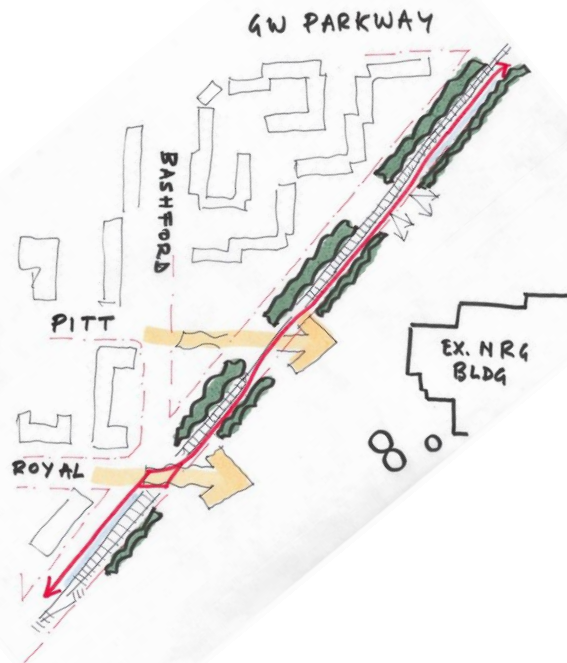
## Options from charrette Nov 2015



### C. Trail w/ active uses









Separate cycle / ped space



Planting enhancements & screening



Preserve features



# Rail / Trail Corridor - Discussion

## Questions:

- Correct goal?
- What are we missing?
- Continue to study three options?
  - Active
  - Environmentally sustainable elements
  - Transport option

## Next Steps:

Analysis of areas for improvements and potential for the trail



# POTENTIAL NEW OPEN SPACE: NRG



# Potential open space and trails on NRG

## Goal:

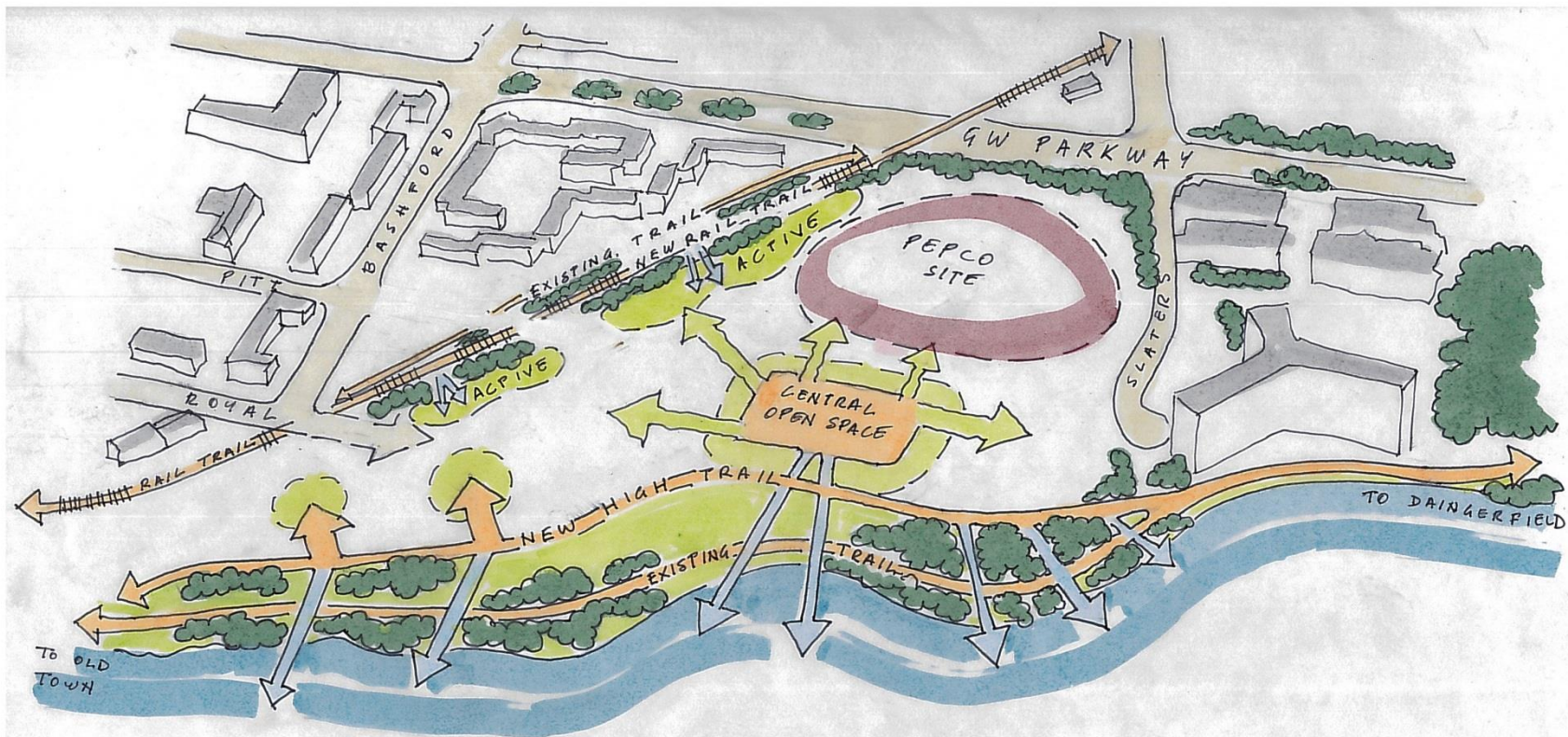
Maximize future open space on NRG and integrate with the surrounding areas

## Types of Improvements:

- Linear waterfront open space and trail
- Utilize existing urban / industrial artifacts
- Framework of spaces with larger central open space
- Passive and active areas
- Significant tree canopy



# Potential open space and trails on NRG



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**\* Open spaces are depicted for illustrative purposes only**



# Potential open space and trails on NRG



# NRG- Discussion

## Questions:

- Are we looking at the right potential open space elements for the NRG site?
- What are we missing?

# NEW OPEN SPACE: OTHER AREAS OF THE PLAN



# Other potential new open space in the plan area

## Goals:

Maximize future open space using a mixture of on-site (at redevelopment sites) and contribution from developers to a consolidated area(s)

Provide an appropriate balance of publicly accessible space and private space

## Types of Improvements:

- Passive
- Active
- For children

# Group Discussion - Direction



# OTN FEDERAL AND CITY OWNED PARKS AND PRIVATELY OWNED PARKS WITH PUBLIC EASEMENTS







## OPEN SPACE - EXISTING



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# POSSIBLE IMPROVEMENTS/PROVISION AND STRATEGIES – FEDERAL PROPERTIES



## Daingerfield Island

- Extend connections along the Waterfront from OTN to Daingerfield Island
- Work with NPS on Master Plan for Daingerfield Island



## Mount Vernon Trail/Rail Trail Corridor

- Explore, with Norfolk Southern and NPS, Charrette concepts for transforming to:
  - Trail with environmental features,
  - Trail with recreational features, and/or
  - Trail with transit opportunities
- Identify and implement areas of the rail trail corridor which require screening of adjacent sites or improvements. Achieve through redevelopment where feasible.

# POSSIBLE IMPROVEMENTS/PROVISION AND STRATEGIES – CITY OWNED PROPERTIES



## **Montgomery Park**

Implementation of the Neighborhood Park Improvement Plan with adjustments as needed



## **Rivergate Park – (N/E Portion)**

Implementation of the Waterfront Plan/Olin Design



## **Oronoco Bay Park**

Implementation of the Waterfront Plan/Olin Plan



# POSSIBLE IMPROVEMENTS/PROVISION AND STRATEGIES – PRIVATE PROPERTIES WITH PUBLIC EASEMENT



## **Alexandria House Park**

Explore, with owner, Charrette concepts to help activate and enhance usability and aesthetics of this park



## **Rivergate Park**

Implementation of the Waterfront Plan/Olin Plan



## **Tidelock Park**

Implementation of the Waterfront Plan/Olin Plan including possible non-motorized boat launch

# WATERFRONT PLAN/OLIN PLAN



# IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

**CITY COUNCIL HEARING OF JUNE 14, 2014**  
**Waterfront Landscape and Flood Mitigation Schematic Design**

**DESIGN APPROVED – June 14, 2014**

**OLIN**







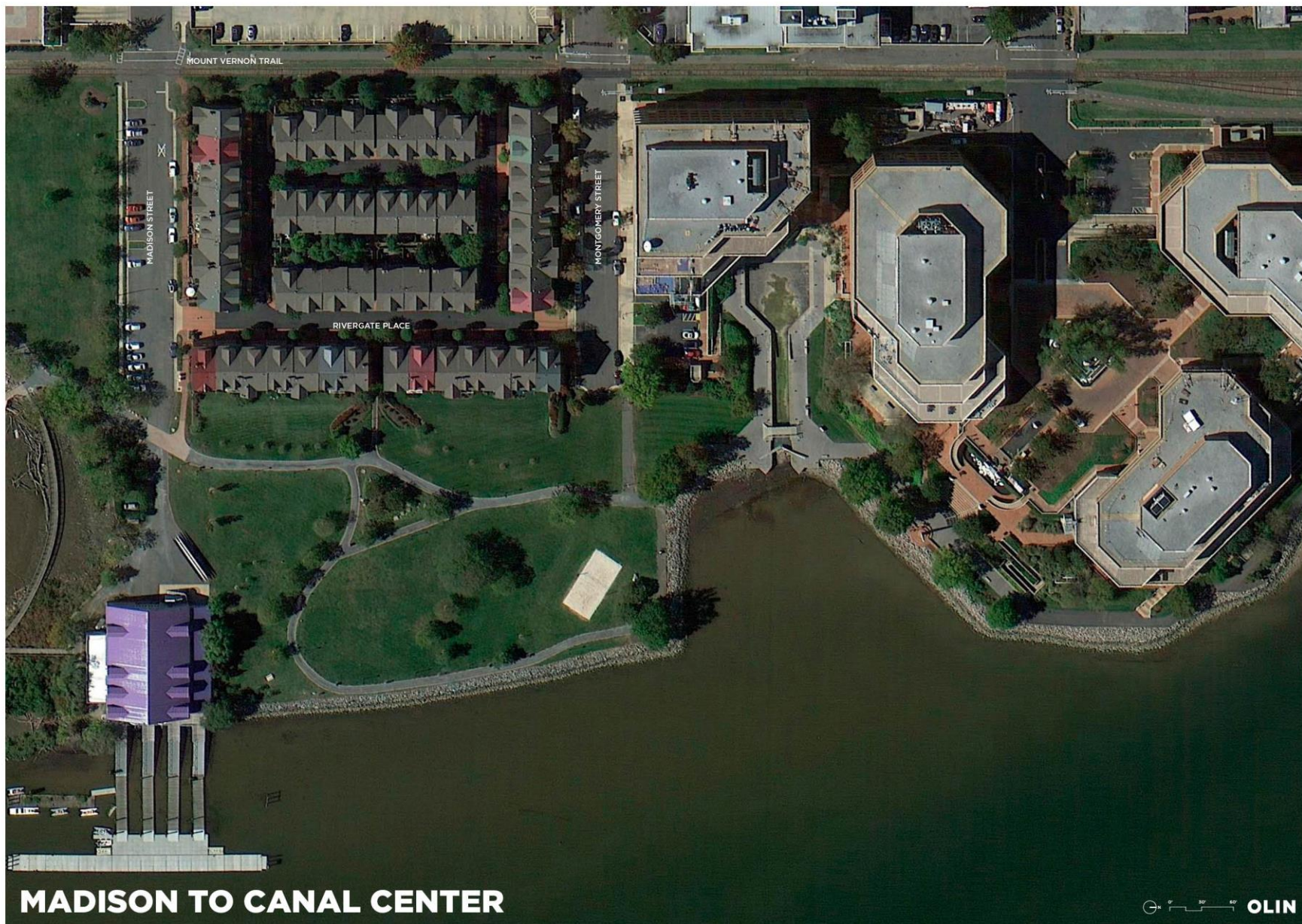
## CONCEPT DESIGNS OUTSIDE CORE AREA

# OLIN

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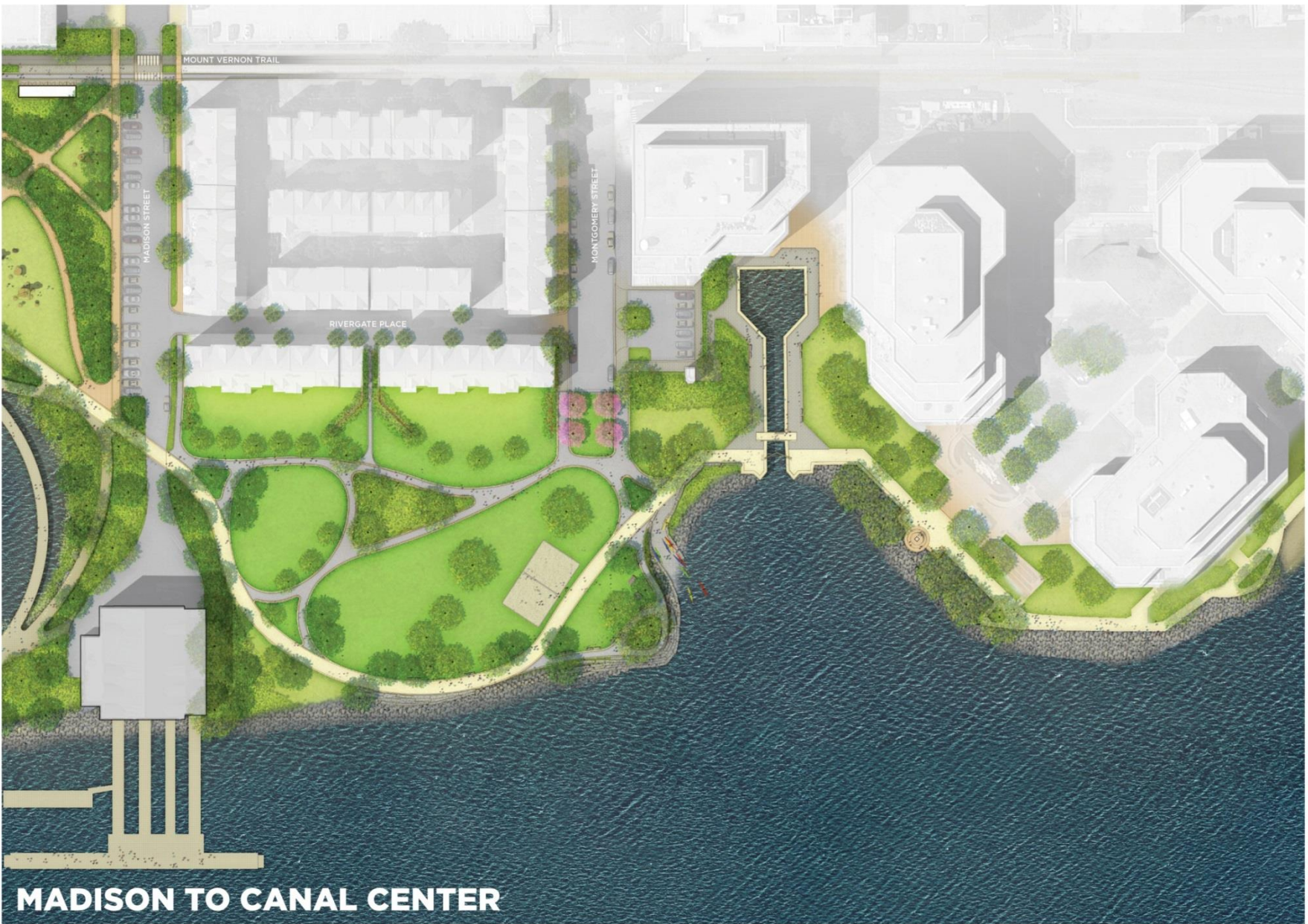
## MADISON TO CANAL CENTER

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Open Space, Recreation, and Cultural Activities & Historic Preservation Subcommittee  
3.09.16





**MADISON TO CANAL CENTER**







## RIVERGATE PARK - PROPOSED





**ORONOCO TO MADISON**











**ORONOCO BAY PARK - PROPOSED**





## ORONOCO BAY PARK - PROPOSED





## RALPH'S GUT - PROPOSED







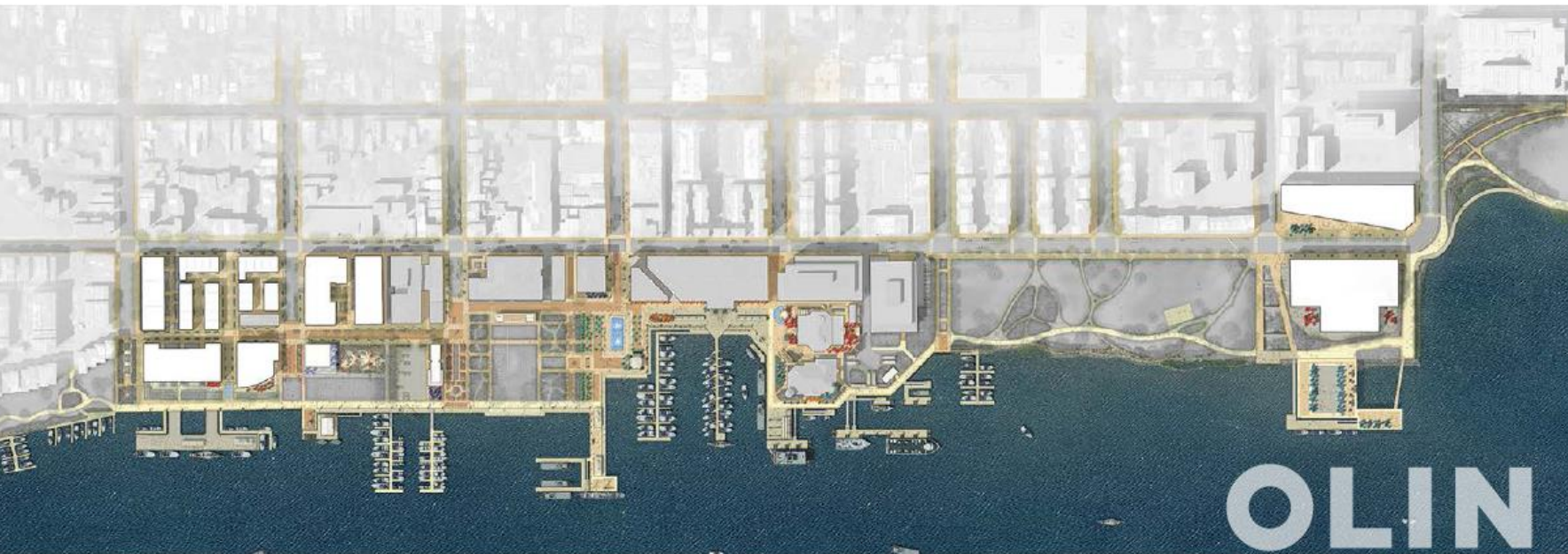
QUEEN TO ORONOCO





# WATERFRONT PLAN COMMON ELEMENTS





## ALEXANDRIA WATERFRONT STREETSCAPE / PROMENADE PALETTE OF PAVING MATERIALS AND LIGHT FIXTURES

PAVING MATERIALS AND LIGHT FIXTURES PALETTE  
12 MARCH 2015  
TASK ORDER 15-07906

a



**PROMENADE**

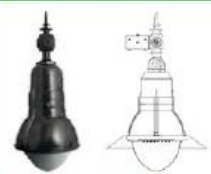


Alt B: Promenade F-1 + F-1a (3.2 + 3.3)  
Alexandria Standard N5318-101-B1  
(with modified double arm)  
Hadco Teardrop




Alt A: Promenade F-1 + F-1a (3.2 + 3.3)  
Antique Lamps Munich EML 25,  
Central Park Pole

**CATENARY**

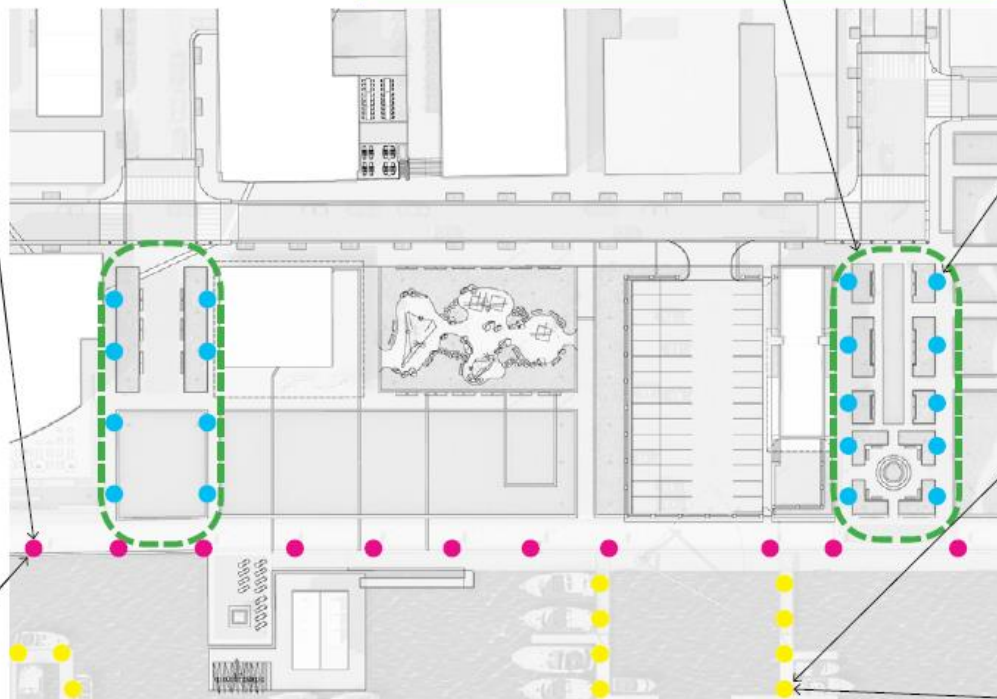


Alt B: Catenary F-4 (3.4)  
Beacon MET 30



Alt A: Catenary F-4 (3.4)  
Antique - Munich

Image designates catenary light fixture only. Support system pole and wiring/structure to be determined in Phase 2 and will be selected from a light family that matches or coordinates with specified lighting of Waterfront district.



Street FG-1 (3.1)  
Revised COA Standard Gadsby



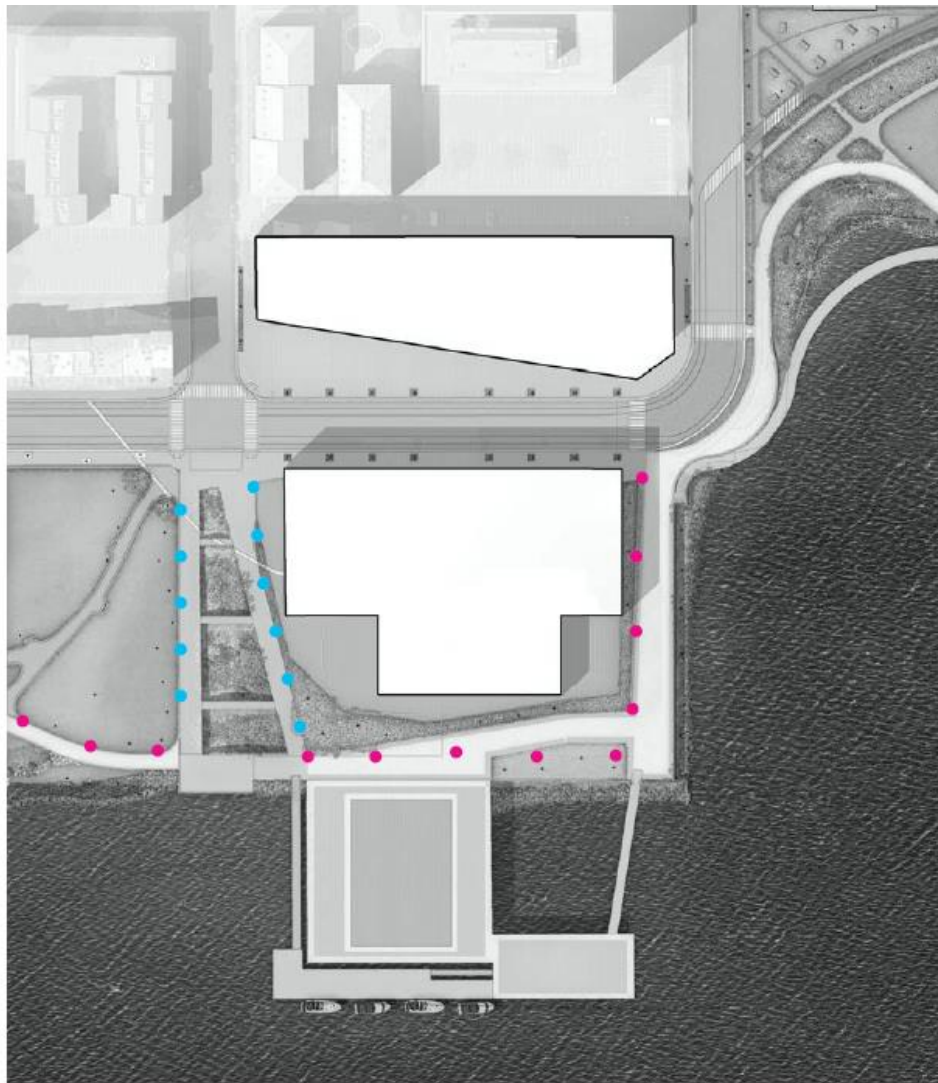
Floating Dock Bollard F-14 (3.5)  
(Short-term stay)  
Hess Valencia Bollard



Marine Light Fixture (3.6)  
(Overnight stay)  
Eaton Power Pedestal Lighthouse SS

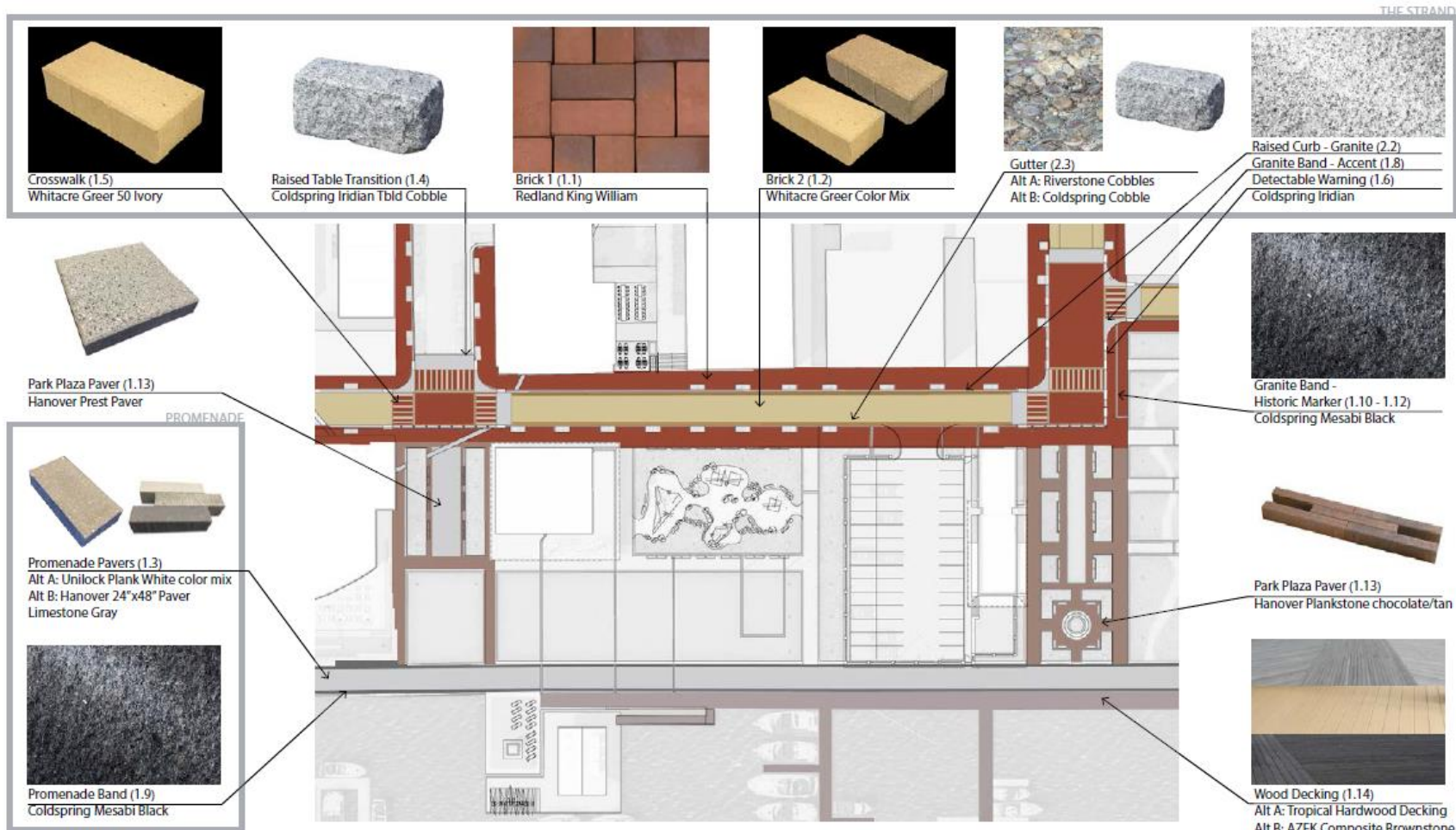
## RTS, RTN, CARR HOTEL, ODBC: LIGHT FIXTURES PALETTE

- 3.1 Light Pole/Fixture 1 (FG-1) - Street
- 3.2 Light Pole/Fixture 2 (F-1) - Promenade
- 3.3 Light Pole/Fixture 2a (F-1a) - Promenade Double
- 3.4 Light Fixture 3 (F-4) - Catenary
- 3.5 Light Fixture 4 (F-14) - Floating Dock Bollard



RTN





RTS, RTN, CARR HOTEL, ODBC: PAVING MATERIALS PALETTE

4

# ART AND HISTORY





# ARTIST HOUSING & POTENTIAL FIELD TRIP



# HISTORY PLAN

- Staff is pursuing professional services to document the historic resources, architectural resources and the interpretative elements into an OTN History Plan
- Recommendation to explore development of an Art Plan
- Explore combining elements of both through a future schematic design such as done under the Waterfront Plan.



# ARTIST HOUSING – PRECEDENTS



## **Brookland Artspace Lofts – DC -**

Contains 39 affordable units, each with both residential and studio space, a rehearsal studio, office space, intern housing for Dance Place, and the Victor L. Selman Gallery.



**Mount Rainier Lofts- MD –** 44 live/work units of affordable housing for artists in a new four-story building. The building also contains 7,000 square feet of commercial space on the ground floor.



**City Arts- Baltimore, MD -** 60-unit apartment building limited to artists earning no more than 60 percent of the area median income with a media center and a communal coffee shop.

# Land Use, Planning, Design & Housing Recommendation

- **“Explore opportunities for affordable housing development, including potential Artist Housing with Performance/Studio space.”**
- **Is the Subcommittee interested in a field trip.**

# NEXT STEPS





# Next Steps

- Subcommittee Report Out - March 24<sup>th</sup>  
OTN SAP Meeting (7-9:00 pm, Crowne Plaza Hotel – Washington Room)

# Old Town North Small Area Plan Update

## Webpage:

[www.alexandriava.gov/86032](http://www.alexandriava.gov/86032)

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